

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JANUARY 21, 2020 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 7, 2020**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 OUTFRONT MEDIA LLC - CASE NO. 20-01ZA

The applicant is requesting an amendment to the zoning code consisting of the following language:

- a) Amend the Dynamic Display Billboard Overlay District by Rezoning the north half of Section 33, Township 28N, Range 22W, north of I-494 and east of Hwy 52 to Dynamic Display Billboard Overlay District.

Planning Commission Action _____

- b) Amend Title 10-15E-6 to expand the dynamic display billboard overlay district text to include the north half of Section 33, Township 28N, Range 22W, north of I-494 and east of Hwy 52 to Dynamic Display Billboard Overlay District.

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 7, 2020 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Pat Simon
Tony Scales
Joan Robertson
Brett Kramer
Jonathan Weber
Elizabeth Niemioja
Armando Lissarrague
Annette Maggi
Dennis Wippermann

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Rand, Community Development Director
Eric Carlson, Park and Recreation Director

APPROVAL OF MINUTES

The minutes from the December 3, 2019 Planning Commission meeting were approved as submitted.

PRESENTATION FROM BRIDGET NASON, LEVANDER GILLEN & MILLER

Chair Maggi noted that representatives from other city commissions/committees were in the audience tonight and asked them to introduce themselves. The following representatives were in attendance: Ted Trenzeluk (Environmental Commission), Al Eiden (Park and Rec Commission), Greg Stone (Park and Rec Commission), Mark Freer (Park and Rec Commission), Steve Cook (Park and Rec Commission), Mary T'Kach (Housing Committee), Chris Becker (Housing Committee), and Dan Ward (Housing Committee).

Assistant City Attorney Bridget Nason conducted a training for commission/committee members, primarily to discuss the Open Meeting Law, meetings, Data Practices Act, and conflicts of interest.

Open Meeting Law

Nason noted that all commission/committee meetings are open to the public and are subject to the Open Meeting Law. A meeting is defined as a quorum of the body in which information related to official city business is discussed, decided upon, or received. Notice of such meetings must be posted per Statute and accessible to the public. She explained how unintentional Open Meeting Law violations could occur, including personal meetings taking place with fellow commissioners outside the room in which city business is discussed, someone hitting 'reply all' on an email to a majority of commission members, or being friends on Facebook, followed on Twitter, or 'linked in' with a quorum of commission members and official business is discussed, posted, or opined about. Nason advised that if a commissioner has a public social media account in which anyone can access it, and no one is blocked, it would not in and of itself violate the Open Meeting Law. Penalties for Open Meeting Law violations include a fine, removal from office, and public humiliation.

Meetings

Commissioner Niemioja asked if the Chair had the authority to close the public hearing and keep it

closed should someone ask to have it reopened.

Nason replied in the affirmative, stating it was within the Chair's purview to choose whether to reopen the public hearing or have it remain closed. She added that the Chair can also choose whether to allow someone to speak on an issue not on the agenda and can redirect the discussion or call for a motion when issues are getting belabored.

Nason advised commissioners not to get caught in the weeds or focus on things outside their scope. They should also avoid looking up additional information on the internet.

Data Practices Act

Nason advised that all information received, created or disseminated to the Planning Commission is public, including emails.

Commissioner Niemioja noted that Planning Commissioners used their personal email accounts and asked if it would be an overreach to go into their private emails.

Nason replied that any data that is maintained by the government entity is government data.

Commissioner Simon asked if the meeting packets were considered public government data.

Nason replied in the affirmative, stating they would be public government data.

Chair Maggi noted that periodically developers have reached out to commissioners individually prior to the public hearing.

Nason discouraged commissioners from meeting individually with applicants as all information should come from the City so that all commissioners have the same information. Commissioners should ask the applicant to instead send the information to staff so they can send it to all commissioners.

Conflicts of Interest

Nason advised that commissioners must abstain from voting if they have a direct or indirect personal or financial interest in any matter upon which they can make a decision. If you have a conflict you should disclose the conflict, recuse yourself from the discussion or vote, and leave the room during the discussion and vote.

Chair Maggi asked Nason to clarify non-financial conflicts of interest.

Nason replied the two categories of non-financial situations include an advocacy role in which a commissioner may have made up their mind prior to coming to the meeting, and 2) a relationship with the applicant which could have the appearance of impropriety.

Commissioner Lissarrague asked what the Chair should do if a commissioner does not want to leave the room but others see a conflict of interest.

Nason replied that Commissioners would not be thrown out, but it would be best to leave the room as it could result in a voidable decision. Any interested party has the option to appeal certain types of decisions to district court. Any commissioner that acts as an applicant could stay through the presentation but should leave the room during the vote.

Commissioner Robertson asked if a commissioner who was an applicant would be free to advocate for themselves at the Council meeting.

Nason replied in the affirmative, stating being a commissioner does not exclude you from seeking land use approvals.

Chair Maggi asked how to respond to neighbors, etc. seeking guidance on land use requests.

Nason replied that commissioners can provide general guidance but should then advise that they sit on the Planning Commission and should not have any further discussion about the request.

Nason advised that commissioners may abstain from voting in other circumstances; however, it may impact the decision significantly. If you feel you don't have enough information to vote it is best to continue the hearing to try to get the additional information needed.

Commissioners can attend Council meetings; however, they should clearly identify if they are speaking on behalf of the Planning Commission or as an individual resident.

Chair Maggi asked if City Council would be receiving this same information.

Ms. Rand replied in the affirmative.

Commissioner Weber asked if commissioners could voice their opinion about proposed ordinance amendments at City Council meetings.

Nason replied in the affirmative, stating no one loses their first amendment right by joining the Planning Commission. If it is not a quasi-judicial decision there is nothing legally prohibiting that; however, commissioners should identify that they are speaking on an individual level.

City officials cannot accept gifts from interested persons over \$5 in value.

Commissioner Trenzeluk asked if meeting in work sessions where there is a quorum would be excluded from the Open Meeting Law.

Nason replied they would not be excluded, and the meeting must be posted and open to the public.

Commissioner Trenzeluk asked if a meeting had to be noticed where there was less than a quorum.

Nason replied that meetings with less than a quorum are not considered a meeting and would not need to be noticed.

Committee Member Becker asked if the Housing Committee would fall under the same umbrella as city commissions with regard to the Open Meeting Law.

Nason replied in the affirmative, stating it was part of the overarching goal of transparency.

Commissioner Robertson noted that the current official newspaper was the *Pioneer Press*, which not everyone receives, and asked what the City's responsibility was around notification of upcoming meetings that are readily accessible without having to buy a paper.

Mr. Hunting replied that a public hearing notice is published in the City's official newspaper, a direct mailing is sent to property owners within the mailing radius, and it is posted on the City's website and information board in front of City Hall, all of which are free of charge.

Nason added that the meeting schedule is adopted each year and should be posted on the City's website where it is accessible to the public for free. Specific applications have a statutory process that must be followed regarding notification. The city must designate an official paper, and when the former newspaper went out of business unexpectedly it was determined there was only one option that met the legal requirements, the *Pioneer Press*.

Commissioner Robertson found it challenging that the official public notification is the *Pioneer Press* which has no free access except at the library.

Commissioner Niemioja stated the best option would be to come to City Hall.

Committee Member Becker asked if the gift law applied statewide.

Nason replied in the affirmative, stating that it applies to all public officials.

Many commission/committee members in the audience left as the remainder of the training was specific to the Planning Commission.

Nason explained the Municipal Planning Act and provided a diagram outlining where Planning Commission discretion lies. The least discretion lies in building permits and plan review, moderate discretion with specific land use applications such as variances or CUP's, and the most discretion lies in zoning ordinance and comprehensive plan policy decisions. The Planning Commission must respect the City's comprehensive plan, zoning ordinance, and subdivision ordinance when considering all applications, with the comprehensive plan taking priority over other rule books.

Commissioner Simon asked if the Planning Commission could still vote if the applicant does not attend the public hearing.

Nason replied in the affirmative, stating they also had the option to continue the hearing if they had questions they would like answered. The City has the right to extend the 60-day deadline if needed.

Nason advised that the public hearing is important because it gives people an opportunity to present their case when there is a property interest at stake. It is important for Commissioners to articulate the basis for their decision. Examples of valid findings of fact for approving applications include comprehensive plan consistency, no negative impact to surrounding properties, and having a practical difficulty in the case of a variance. Examples of findings of fact that are not valid for approving applications include such things as the new use will increase property taxes, the owner cannot sell their property with the current zoning, the required building materials are too expensive, etc. Examples of valid findings of fact for denying an application include such things as comprehensive plan inconsistency, the application would impede the orderly development and improvement of surrounding property, and lack of a practical difficulty. Findings of fact that are not valid for denying an application include such things as neighborhood opposition, not liking those types of businesses, and it is not the highest and best use of the property.

Commissioner Niemioja stated the Planning Commission has asked City Council for guidance regarding storage units as commissioners feel the number is getting out of hand. She asked how they should approach any upcoming requests for storage units if they do not receive the advice they are seeking from Council.

Nason replied that she wanted to be cautious about discussing that particular use at this time as there was a pending application. However, if commissioners are seeing a particular use or type of request it is appropriate for them to ask staff to request direction from Council.

Commissioner Niemioja asked if the Planning Commission could table the application until receiving guidance from City Council.

Nason replied they could not. They must process the application in front of them using the code that is in place at the time of application. She advised there is a pathway for recommendations to changes to the zoning ordinance.

Commissioners Niemioja and Robertson advised they would like to know the details of the formal process for recommending ordinance changes.

Committee Member Becker asked how definitive consistency with the comprehensive plan was regarding land use requests.

Nason replied that you cannot rezone a property to something that would be inconsistent with the comprehensive plan; a comprehensive plan amendment would have to be obtained and receive approval from the Metropolitan Council.

Committee Member Becker advised that in the past a development was denied because of pushback from the neighbors; however, it fit with the comprehensive plan guiding.

Committee Member T'Kach stated that unless it is a large parcel, the Metropolitan Council approves most comprehensive plan amendments. She asked what could strengthen the hand of the Planning Commission and City Council to more consistently deny requests due to inconsistency with the comprehensive plan.

Commissioner Scales responded that the comprehensive plan is reviewed and revised every ten years. It is a living breathing document that is more of a guide.

Chair Maggi advised that the Planning Commission has both denied and approved comprehensive plan changes.

Commissioner Robertson stated there were other variables that play into how they look at the comprehensive plan.

Commissioner Simon advised that they design the comprehensive plan to reflect how they would like the City to lay out; however, in reality it is sometimes not possible. When an applicant comes in, they discover that they are unable to achieve the recommended density because of soil conditions, topographical challenges, or other variables.

Commissioner Niemioja stated they should always fall back on the guiding principles of the comprehensive plan.

Commissioner Robertson stated one of the challenges is when an application meets all the criteria; however, there is a room full of neighbors in opposition of the request. It is her understanding that they must vote based on the valid criteria rather than resistance from the neighborhood.

Nason replied that it was hard for her to answer not knowing what type of application it was; however, it is important to base decisions on valid decision-making criteria. Most of the people in the audience being opposed to the request is not in and of itself grounds to deny a request. Making a policy decision would be somewhat different.

Nason acknowledged that most commissioners likely drive by the subject site, but she encouraged

them not to walk the site prior to the public hearing because then you are getting information that has not been shared with the rest of the group.

Chair Maggi asked if it would be okay for commissioners to drive by the subject site, stating City Council expects commissioners to visit the site.

Commissioner Niemioja noted that Commissioners are even given identification cards from the City to identify themselves when visiting subject properties.

Nason stated that from a legal perspective if you are going to do a site visit prior to a public hearing, the recommendation is not to do it with the developer as you would be receiving information that is not shared by the rest of the body that may factor into your decision.

Chair Maggi is fine with commissioners following the legal suggestion as long as there is consistency amongst our governing bodies and we are all in agreement on those rules.

Nason clarified that any information commissioners receive verbally is legally considered hearsay and if a person has something to say it should be said to the entire group at the public hearing or submitted in writing to become part of the record.

Nason advised that commissioners should not make up their mind prior to the public hearing and must be open to the evidence presented at the public hearing. Making up your mind before the evidence is presented at a public hearing is a violation of the applicant's right to due process. She gave the definition of various land use terms and explained how the City enforces conditions that were approved as part of a planning application, including jail, fine, and revocation.

Chair Maggi stated commissioners seem to have the most difficulty with variances, mostly because practical difficulties are subjective. She asked if City Council had the same requirement to define a practical difficulty for a variance as the Planning Commission does.

Commissioner Weber stated another question around variances is that the Planning Commission seems to have a different understanding of what can be considered a valid practical difficulty than Council does.

Nason stated that the test for whether a variance can be approved is the practical difficulty test. It is the same test applied by Planning Commission as is applied by City Council.

Chair Maggi stated but in practice the Council may be defining it differently than the Planning Commission.

Commissioner Scales advised that the difficulty is that many practical difficulties are subjective. In his opinion the bigger issue regarding variances is that the same variance requests are constantly being requested for accessory building size, number of buildings allowed, and impervious surface; therefore, the commission has asked Council to consider revisiting these codes.

Chair Maggi asked Nason to address the issue of denial of a variance by the Planning Commission based on lack of a practical difficulty, but in many cases they are then approved by City Council.

Nason replied that she could not address the issue as she did not have all the information; however, both the Planning Commission and the City Council are given all the information and are expected to make a recommendation based on that information and meeting the requirements for practical difficulties.

Commissioner Niemioja asked if Council had the discretion to ignore the practical difficulty criteria for a variance.

Nason replied that a variance may be granted where a practical difficulty as defined by statute exists. It is not required; it is a discretionary action meaning even if you had a practical difficulty it could be denied. Even though it is a may, councils typically approve variances where a practical difficulty has been established.

Commissioner Robertson stated one of the challenges we have is knowing exactly what constitutes a practical difficulty.

Commissioner Scales advised that we all have different points of view and that is why it takes a quorum to approve a motion.

Commissioner Robertson suggested they have a refresher course specifically on practical difficulties for variances.

Nason advised that in a case where a landowner purchases property knowing it will need a variance, since the physical characteristics of the property were not created by the landowner, they can still meet the unique circumstances test. If you are constantly granting variances for the same thing, it should be brought up to staff as perhaps needing to be reviewed and/or revised. Conditions can be added to variances but must be related to the specific variance itself. Precedent only applies if they are similarly situated in facts and time, which is difficult because each situation is so different. Precedent only applies if it is really the exact same situation. An error by city staff does not entitle a person to a variance. Use variances are not allowed.

OTHER BUSINESS

After a discussion of when officer elections should take place, it was determined they would be held in June after the commissioner appointments had taken place.

Motion by Commissioner Weber, second by Commissioner Lissarrague, to hold Planning Commission officer elections in June.

Motion carried (9/0).

The meeting was unanimously adjourned at 8:58 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-01ZA

HEARING DATE: January 21, 2020

APPLICANT & PROPERTY OWNER: Outfront Media, LLC

REQUEST: Ordinance Amendment and Rezoning

LOCATION: 2500 50th Street E

COMP PLAN: Community Commercial

ZONING: B-3, General Business District

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant owns the two billboards on the north side of I-494 on the new mini-storage property just east of Highway 52. They are proposing to convert the westerly most sign into a dynamic display billboard. The proposed display would be placed on the existing signpost, same location, same size as existing.

The City has two regulations governing the placement of billboards. In 1993 the code was amended to regulate the number and placement of billboards by allowing new billboards only along Highway 52/55 in the southern end of the city with spacing regulations. All existing billboards are now legal non-conforming. In 2011, the City amended to code again to regulate the location of dynamic display billboards by creating an overlay district to establish a geographic area. Dynamic display billboards are also only allowed in the southern portion of the city along Highway 52/55 with additional spacing requirements.

For a billboard along I-494 to be converted to dynamic display requires an ordinance amendment to expand the overlay district. The applicant is requesting an amendment to the overlay district which would zone the property for dynamic display billboard.

SPECIFIC REQUEST

The following specific application is being requested:

- A.) Amend the Dynamic Display Billboard Overlay District by Rezoning the north half of Section 33, Township 28N, Range 22W, north of I-494 and east of Hwy 52 to Dynamic Display Billboard Overlay District.

- B.) Amend Title 10-15E-6 to expand the dynamic display billboard overlay district text to include the north half of Section 33, Township 28N, Range 22W, north of I-494 and east of Hwy 52 to Dynamic Display Billboard Overlay District.

SURROUNDING USES: The subject site is surrounded by the following uses:

North – Multiple family residential, zoned R-3C; guided HDR
East – Commercial, zoned B-3; guided Community Commercial
West – Residential, zoned Office Park; guided Community Commercial
South – I-494

EVALUATION OF REQUEST:

Billboard Regulations

In 1993, regulations were adopted to restrict new billboards to the southern portion the city along Hwy 52/55. All existing billboards located elsewhere became legal non-conforming.

In 2011, regulations were adopted allowing dynamic display billboards. A dynamic display overlay district was created limiting location to the same geographic area where standard billboards are allowed.

Each type of billboard has their own spacing standards:

- allowed in within the B-3, B-4, I-1 and I-2 zoning districts along Trunk Hwy 52/55 within Sections 27 and 34, Twp 27;
- must maintain a spacing of 1,500 feet between signs on the same side of highway and 300 feet between signs on opposite sides of highway;
- billboard size limited to maximum 672 square feet;
- shall not exceed 40 feet in height;
- setback minimum of 50 feet from right-of-way and all property lines;
- must be at least 500 feet from a park, rest area or historic site, 1000 feet from schools and churches and 300 feet from properties zoned A, E or R;

In addition, dynamic display billboards must also meet:

- maintain minimum spacing of 800 feet between billboards on same side of highway and 500 feet spacing on opposite side of highway.

The basis for the dynamic display overlay ordinance was to control some of the potential impacts of what were then new technology billboards such as; eliminating potential hazards and distractions to motorists using the highway, control nuisances, preserve and improve appearance of the city, eliminate confusing sign displays. The applicant has provided four letters from other cities noting they have not experienced issues with dynamic display billboards in their cities. I have check with our police department and they are not aware of any issues or traffic problems caused by our only dynamic display billboard on southbound Hwy 52/55.

Existing Billboard proposed to change to dynamic display

The proposed location is the westerly most billboard on the US Storage property along 50th Street. If this billboard is allowed to be converted to a dynamic display, it would be the only one allowed in the expansion area based on spacing requirements. The two billboards on the US Storage property are approximately 550 feet apart whereas 800 feet is the minimum separation. No new billboards are allowed along I-494 and therefore no new dynamic display billboards would be allowed either.

There is a benefit to the City in allowing dynamic display billboards. The code requires the owner to enter into an agreement with the city to provide no less than five hours per month of display time for community and public service messages. The applicant also owns the billboard on Hwy 52 and the city does utilize this billboard for city messages. Staff in the Parks Department contacts the billboard company and creates the design for the adds. The applicant has provided copies of the mock-ups of the adds that were shown on the billboard on Hwy 52/55. They are included with this report.

Allow a dynamic display on I-494 provides additional visibility and benefit for those that travel through the north end of town. The City would have access along the two most traveled highways in the city.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of an **Ordinance Amendment** expanding the geographic area of the Dynamic Display Billboard Overlay District to include the following expanded area: north half of Section 33, Township 28N, Range 22W, lying north of I-494 and east of Hwy 52.
- Approval of a **Rezoning** to Dynamic Display Billboard Overlay District the following area: north half of Section 33, Township 28N, Range 22W, lying north of I-494 and east of Hwy 52.

B. Denial If the Planning Commission does not favor the proposed requests, it should be recommended for denial. A basis for the denial must be provided with a denial recommendation.

RECOMMENDATION

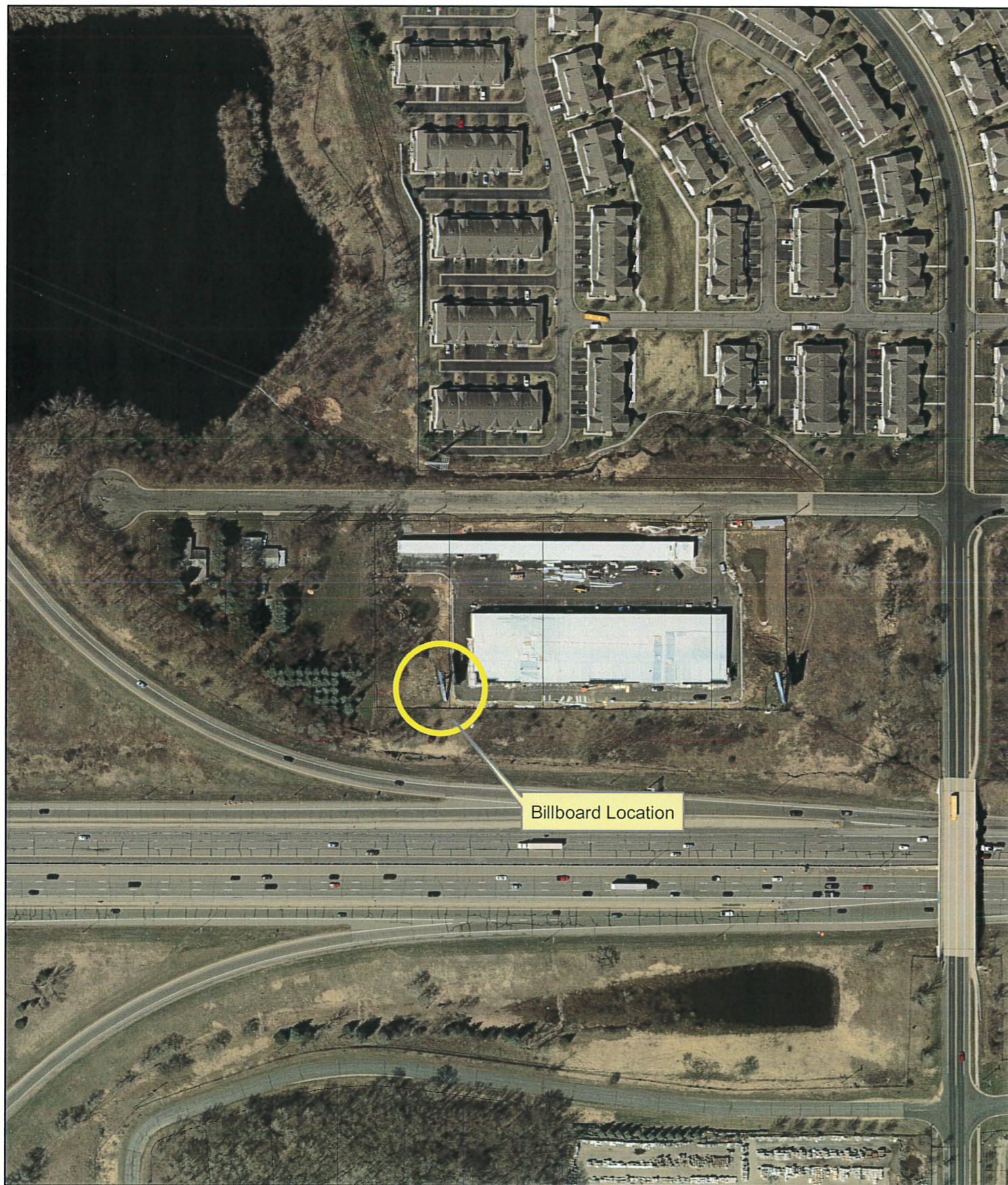
Dynamic display billboards have become more common place and exist along major highways in all parts of the metro area. There is one existing dynamic display billboard in Inver Grove Heights along Hwy 52/55 in the southern portion of the city. The applicant has provided information from other cities stating their experience that these billboards do not appear to be the

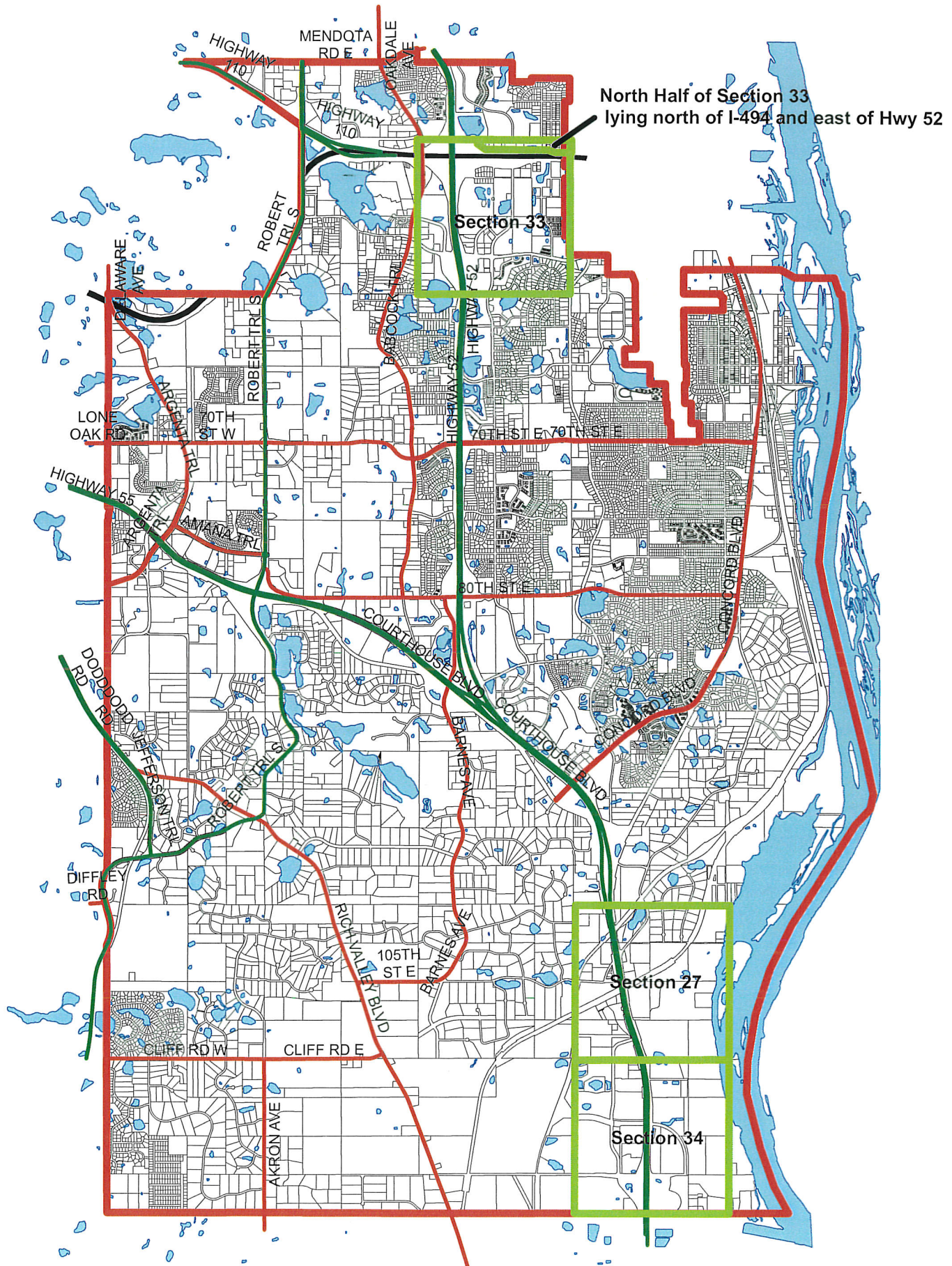
traffic safety hazard or nuisance originally thought. Our police department has the similar experience. Technology improvements have reduced the concern about light pollution and glare. A dynamic display billboard along I-494 provides the City with a larger area to provide communication for city related events.

Attachments: Billboard location Map
Proposed Ordinance Amendment
Map of Proposed Expanded Overlay District
Enlargement Map of Expanded Area
Applicant Narrative
Letters from Other cities
Examples of Communication Displays Shown on Current Billboard



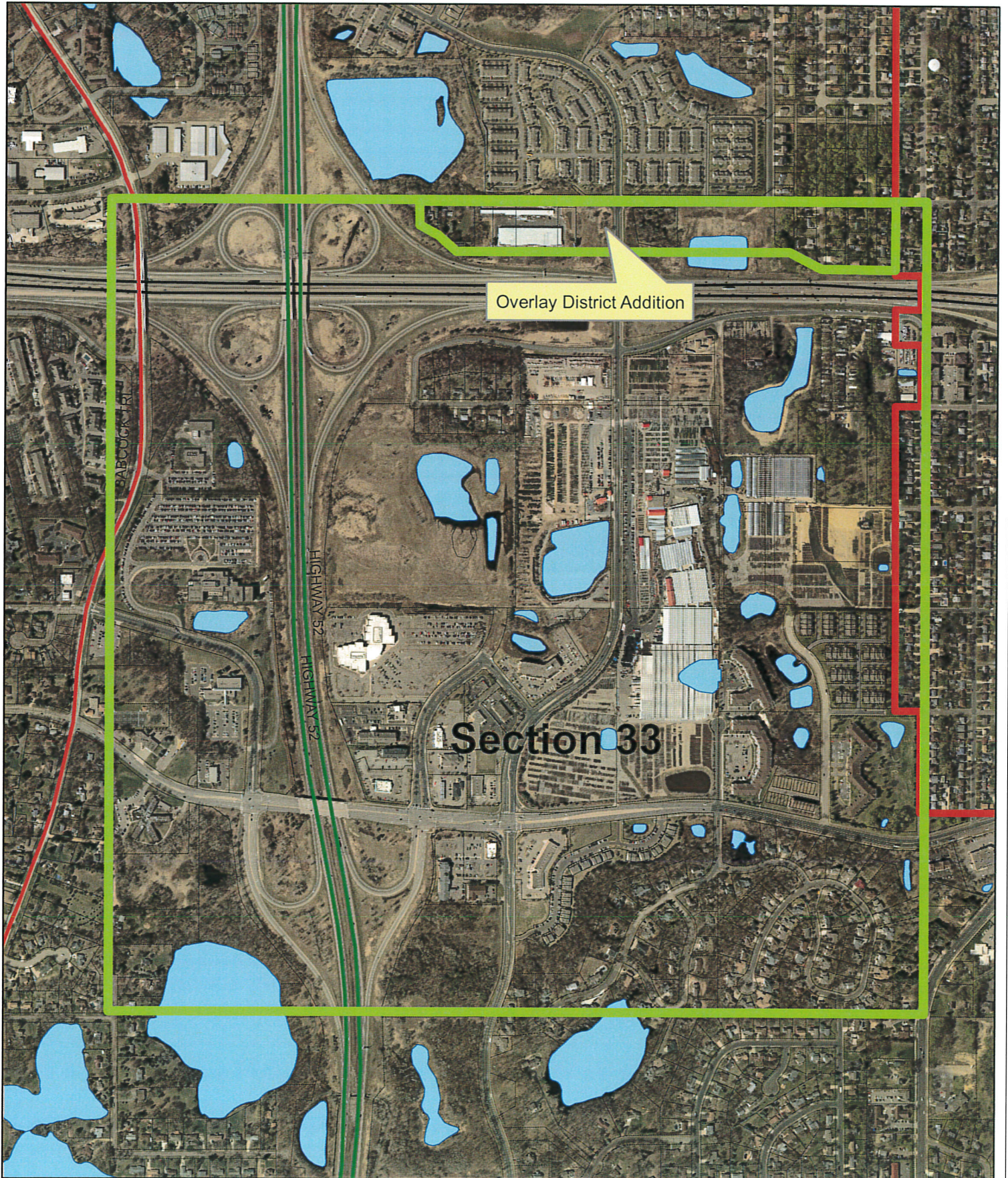
Billboard Location







Enlargement of Proposed Expanded Dynamic Display Overlay District



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, (ZONING ORDINANCE) REGARDING EXPANDING THE GEOGRAPHIC
AREA OF THE DYNAMIC DISPLAY BILLBOARD OVERLAY DISTRICT**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section One. Amendment. Title 10, Chapter 15E-6 , BILLBOARDS of the Inver Grove Heights City Code is hereby amended to read as follows:

I. Dynamic Display Billboards:

5. Rezoning Of Property: Contemporaneous with the enactment of this subsection, the city has rezoned certain property within the city to the billboard overlay district ~~by ordinance 1229~~. The area rezoned to the billboard overlay district is the only appropriate area in the city for dynamic display billboards ~~because the city adopted an ordinance in 1993 regulating the location of billboards to an area along Highway 52/55 in Sections 27 and 34, Township 27, Range 22~~. Supreme court decisions and results from numerous safety studies have indicated that dynamic display billboards and other forms of outdoor signage are intended to divert, and do divert, a driver's attention from the roadway. Dynamic display billboards have been considered a form of visual pollution that can detract from the positive features of a community.

The property located within the city of Inver Grove Heights which has been rezoned to be located in the dynamic display billboard overlay district is as follows: All of sections 27 and 34, Township 27N, Range 22W, and the north half of Section 33, Township 28N, Range 22W, lying north of I-494 and east of Hwy 52, Dakota County, Minnesota.

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



December 19, 2019

Mr. Allan Hunting
City Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Zoning Code Amendment Application

Dear Mr. Hunting,

Please find attached a Planning Application Form for a Zoning Code Amendment to allow the conversion of an existing static billboard to a dynamic display billboard on north side of I-494 east of Highway 52.

Currently dynamic display billboards are allowed along Highway 52/55 in sections 27 and 34 in the southern part of the City, OUTFRONT Media LLC operates two digitals in this area. OUTFRONT has two static billboards in the City on I-494 east of Highway 52 in section 33 in the northern part of the City. OUTFRONT would like to add this area to the dynamic display sign district.

In the zoning code, 10-15E-6 Billboards: I. Dynamic Display Billboards: paragraph 5, we would like to add section 33 to the area for dynamic display billboards. In paragraph 5 after sections 27 and 34, adding "and the North half of Section 33, Township 28N, Range 22W in Dakota County" should work.

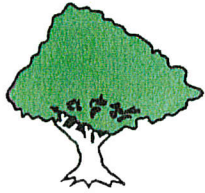
Included are 4 letters from other metro Cities that state no complaints or accidents were noted from our digital signs. Please contact me if you require more information for processing the application. Thank you for your time and consideration.

Sincerely, 

John Bodger

901 Marquette Avenue, Suite 600, MN 55402

T 763.251.1954 E John.Bodger@outfrontmedia.com W outfrontmedia.com



City of Eagan

POLICE DEPARTMENT

JAMES MCDONALD
Chief of Police

JEFFREY JOHNSON
Deputy Chief of Police

MIKE FINERAN
ROGER NEW
DUANE PIKE
Lieutenants

3830 Pilot Knob Road
Eagan, MN 55122-1897
Phone: 651.675.5700
Fax: 651.675.5707
TTY: 651.454.8535
www.cityofeagan.com

MIKE MAGUIRE
Mayor

PAUL BAKKEN
CYNDEE FIELDS
GARY HANSEN
MEG TILLEY
Council Members

DAVE OSBERG
City Administrator

THE LONE OAK TREE
The symbol of strength
and growth in our
community



March 29, 2016

John Bodger
Outfront Media
815 Highway 169 North
Minneapolis, MN 55441

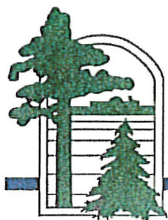
Dear Mr. Bodger,

Please accept my apologies for the delayed response. You had inquired if we have had any traffic complaints or incidences caused by the operation of a digital sign on 35E west of Highway 55. We did a check of our calls for service and did not locate any calls that mentioned a relation to the digital advertising sign.

If you have any further questions, please feel free to contact me.

Sincerely,

James S. McDonald
Chief of Police



City of Blaine

10801 Town Square Drive NE
Blaine, MN 55449-8101
www.ci.blaine.mn.us

February 25, 2016

Mr. John Bodger,
Real Estate Manager
Outfront Media
815 Highway 169 North
Minneapolis, MN 55441

Dear Mr. Bodger:

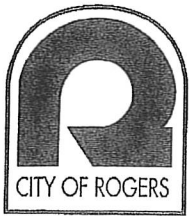
I have canvassed several departments within the City of Blaine and we have not received any traffic complaints or concerns related to the two digital advertising signs located within our City.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Olson", is written over a blue horizontal line.

Christopher Olson,
Police Chief/Safety Services Manager
City of Blaine Police Department
(763) 785-6196

CO:nn



PUBLIC WORKS DEPARTMENT

(763) 428-8580

22350 SOUTH DIAMOND LAKE ROAD • ROGERS, MINNESOTA 55374

February 5, 2016

Mayor Duane Poppe
Osseo City Council Members
City of Osseo
415 Central Avenue
Osseo, MN 55369

Re: Letter of Recommendation for Outfront Media

Dear Mayor and City Council Members of Osseo:

The City of Rogers has leased sign locations to Outfront Media, formerly CBS Outdoor, for over 20 years. Outfront Media has operated a digital advertising sign in the City of Rogers for the last 5 years, with no known complaints.

Through the years of leasing, CBS/Outfront Media has proven to be a community partner. Through public Information advertising spots in addition to the lease revenue for the parks system. With this past working relationship, I would have no problem recommending Outfront Media as a source for outdoor advertising.

Sincerely,



John Seifert
Public Works Superintendent

Bodger, John

From: Lori Brahs <lbrahs@slpmn.org>
Sent: Wednesday, February 24, 2016 12:44 PM
To: Bodger, John
Subject: sign

Good Afternoon John,

Chief Ebeltoft forwarded your letter to me so that I might research your request:

I queried all accidents for 2015 up to the present. At the area in question; west side of Highway 65 north of 81st Avenue, there were 10 accidents in 2015 and 3 so far in 2016. In reading each of the officer's narratives, the mention of the digital sign being a distraction was never mentioned. I hope this helps you. Thank you.

Lori Brahs - Records Technician
Spring Lake Park Police Department
763-792-7237
lbrahs@slpmn.org

Family Fri-YAYS @ VMCC

OCT. 11 - ALL AGES!!

**FREE for Members; Fee for Non-Members*
invergroveheights.org/communitycenter



Shoot Hoops
Play Games
5-7 pm

Splash in pools
Log Roll
5:30-8:30 pm

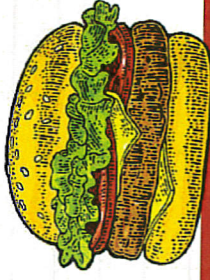


OUTFRONT

FREE IGH DAYS KICKOFF

✓ **FREE Burgers & Ice Cream**

✓ **FREE Live Music & Giveaways**



Thursday, Sept. 5 • 6-10pm • Drac's on Cahill

OUTFRONT

Grove Aquatic Center

Newly remodeled waterpark

Inver Grove Heights
HWY 52 ON 80TH ST EXIT



OUTFRONT

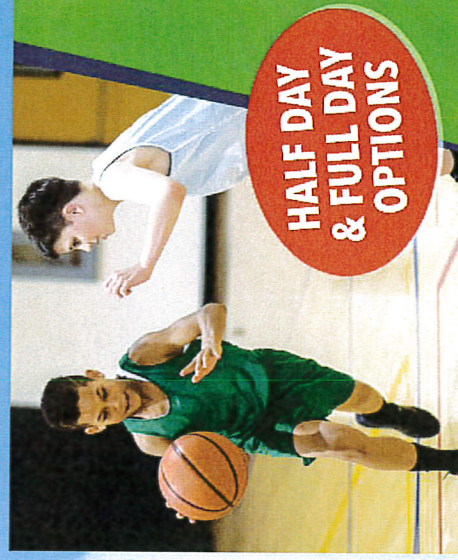
Inver Grove Heights Days

PARADE FOOD DRIVE

 **Sept. 7 at 11AM**



OUTFRONT



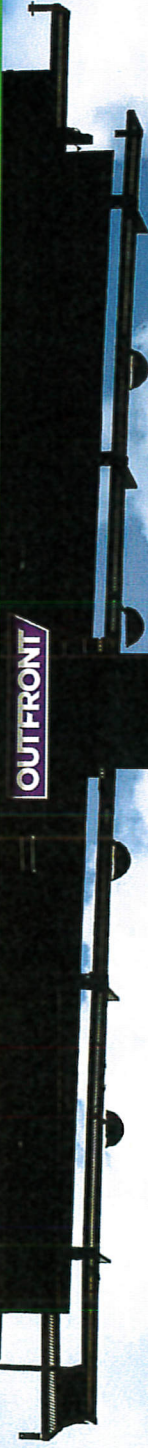
HALF DAY
& FULL DAY
OPTIONS

Summer Camps

IGH PARKS & RECREATION

*Basketball, Musical Theater, Safty Camp,
Fortnite, Skateboarding, + more*

InverGroveHeights.org/SummerCamps





Harmon Farms Trail Run

Sunday, September 15

5 & 10 Mile Trail Run

@ Salem Hills Park

REGISTER: InverGroveHeights.org

OUTFRONT



**Shopping · Fashion
FREE Fitness Classes**

WOMEN'S EXPO

SATURDAY

OCT 12, 8AM-1PM

Veterans Memorial Community Center

